

EXHIBIT 1

HAND DELIVERED
5-14-2025

H. BRANDON

COMMONWEALTH OF VIRGINIA



ARLINGTON CIRCUIT COURT
Civil Division
1425 NORTH COURTHOUSE RD
ARLINGTON VA
(703) 228-7010

Summons

To: UNITED STATES OF AMERICA
SERVE: JESSICA D. ABER, ESQ.
UNITED STATES ATTORNEY
EASTERN DISTRICT OF VA
919 EAST MAIN STREET, STE 1900
RICHMOND VA 23219

Case No. 013CL25001951-00

The party upon whom this summons and the attached complaint are served is hereby notified that unless within 21 days after such service, response is made by filing in the clerk's office of this court a pleading in writing, in proper legal form, the allegations and charges may be taken as admitted and the court may enter an order, judgment, or decree against such party either by default or after hearing evidence.

Appearance in person is not required by this summons.

Done in the name of the Commonwealth of Virginia on, Tuesday, May 06, 2025

Clerk of Court: PAUL F. FERGUSON

by _____

(CLERK/DEPUTY CLERK)

Instructions:

Hearing Official:

USAO RICH RDUD MAY 14 25 09:40

Attorney's name: RIFE, JOHN A

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ARLINGTON

**CITY OF FALLS CHURCH, VIRGINIA,
a Municipal Corporation of
the Commonwealth of Virginia,**

Complainant,

v.

VIJAY SURI

SERVE: 1001 Parker Street
Falls Church, Virginia 22046

and

ANJANA SURI

SERVE: 1001 Parker Street
Falls Church, Virginia 22046

and

SHORE UNITED BANK, NA FKA
SEVERN SAVINGS BANK, FSB

SERVE: Corporation Service Company
Registered Agent
100 Shockoe Slip, 2nd Floor
Richmond, Virginia 23219

and

UNITED STATES OF AMERICA

SERVE: Jessica D. Aber, Esq.
United States Attorney
Eastern District of Virginia
919 East Main Street, Suite 1900
Richmond, Virginia 23219

Case No.: CC25-1951

RECEIVED

APR 28 2025

PAUL FERGUSON, CLERK
Circuit Court Arlington County, VA
by _____ Deputy Clerk

and

VIRGINIA DEPARTMENT OF TAXATION

**SERVE: Jason S. Miyares, Esq.
Virginia Attorney General
202 North Ninth Street
Richmond, Virginia 23219**

Respondents.

COMPLAINT

COMES NOW, the City of Falls Church, Virginia (the “Complainant”), a Municipal Corporation of the Commonwealth of Virginia, by counsel, respectfully represents as follows:

1. There exists a certain parcel of land located within the jurisdiction of the Complainant, described in “Schedule A” attached hereto and made a part hereof (the “Property”).
2. The Property is assessed for taxation in the land books for the Complainant in the name of Vijay Suri and Anjana Suri, whose last known address is 1001 Parker Street, Falls Church, Virginia 22046.
3. According to the records of this Court, there exists several liens against Vijay Suri and Anjana Suri by the United States of America, Internal Revenue Service, which are described as follows:
 - a. Lien dated January 13, 2020 in the principal amount of \$35,720.02 and recorded as Judgment No. 172321;

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 3

- b. Lien dated November 10, 2020 in the principal amount of \$95,883.29 and recorded as Judgment Nos. 151011 and 172328;
 - c. Lien dated May 25, 2021 in the principal amount of \$122,023.22 and recorded as Judgment No. 172328; and,
 - d. Liens dated May 24, 2022 and January 12, 2024 in the total principal amount of \$111,826.18 and recorded as Judgment No. 159053.
4. According to the records of the Fairfax County Circuit Court, there exists a lien against Vijay Suri and Anjana Suri by the United States of America, Department of Justice – Tax Division, which is described as follows:
 - a. Lien dated January 22, 2021 in the principal amount of \$326,029.00 and recorded as Judgment No. 633509.
5. Due diligence requires the naming of the United States of America as a party Respondent herein.
6. In addition to service of process having been issued for Jessica D. Aber, Esq., United States Attorney for the Eastern District of Virginia, a copy of this Complaint has been mailed, via certified mail, to Merrick B. Garland, Esq., Attorney General of the United States of America, U.S. Department of Justice, 950 Pennsylvania Avenue, NW, Washington, DC 20530-0001, the United States of America, Department of the Treasury – Internal Revenue Service, 2970 Market Street, Philadelphia, Pennsylvania 19104 and the United States of America, Department of Justice – Tax Division, 950 Pennsylvania Avenue NW, Washington, DC 20530.

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 4

7. There is a certain Deed of Trust, dated May 10, 2001, with a maturity date of June 1, 2002, recorded among the records of this Court in Deed Book 3144 at Page 377, secured by RPC No. 52111020, to the credit of Severn Savings Bank, FSB.
8. Upon information and belief, and based upon the records of the FDIC, the said Severn Savings Bank, FSB merged into Shore United Bank, NA on or about October 31, 2021.
9. The said Deed of Trust has not been marked as satisfied in the records of this Court, however, more than fifteen (15) years having elapsed since the maturity of said Deed of Trust, there is a presumption under Virginia Code §55.1-344 that the same is paid and it is hereby requested that the Court mark the same as satisfied.
10. Title records among the records of the Fairfax County Circuit Court show that the Virginia Department of Taxation possesses a lien against Vijay Suri in the amount of \$13,595.40, recorded as Judgment No. 497063 and bearing a date of April 12, 2011.
11. Due diligence requires the naming of the Virginia Department of Taxation as a party Respondent herein.
12. There are now due and owing to the Complainant real property taxes assessed by it against the Property, which taxes were delinquent on December 31 following the second (2nd) anniversary of the date on which the taxes became due, and such taxes remain unpaid.
13. The amount of delinquent real estate taxes referred for collection and owing to the Complainant through the tax year referred is \$92,226.89, including penalties, interest, costs, and fees (the “taxes”). Additional taxes not yet referred for collection may also

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 5

be due the Complainant which must be satisfied prior to the redemption of the

Property.

14. Proper notice pursuant to Virginia Code §58.1-3965, as amended, has been mailed and published as prescribed by law and said notices are attached hereto as Schedule "B".

15. The owners of the Property have not redeemed it by paying all accumulated taxes thereon.

16. Such delinquent taxes constitute a lien on the Property in favor of the Complainant ahead of and superior to any other lien other than a concurrent taxing jurisdiction, and the Complainant is entitled to have the property sold in order to satisfy its lien.

WHEREFORE, the Complainant prays that the parties named herein be made parties Respondent, that proper process be issued, that the Deed of Trust with the expiration date listed above meeting the presumption of satisfaction provided in Virginia Code §55.1-344 be marked satisfied, that the lien of the Complainant be enforced, and that the Property be sold in order to satisfy the Complainant's lien with penalties, interest, costs, and fees, including attorney fees, pursuant to Virginia Code §58.1-3965, and for such other and further relief as the Court may deem appropriate.

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 6

CITY OF FALLS CHURCH, VIRGINIA

By Counsel


John A. Rife, Esq. (VSB No. 45805)
Jeffrey A. Scharf, Esq. (VSB No. 30591)
Mark K. Ames, Esq. (VSB No. 27409)
Andrew M. Neville, Esq. (VSB No. 86372)
Paul L. LaBarr, Esq. (VSB No. 91609)
Gregory L. Haynes, Esq. (VSB No. 37158)
Seth R. Konopasek, Esq. (VSB No. 97065)
Garrett W. Patton, Esq. (VSB No. 98345)
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800
Phone: (804) 545-2500
Facsimile: (804) 545-2378

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 7

SCHEDULE A

RPC No. 52111020

Account No. 1402

All that certain lot or parcel of land, together with improvements thereon, situate, lying and being in the City of Falls Church, Virginia, and more particularly described as follows:

Lot 16, Block 4, Fowler's Addition to West Falls Church, as the same appears duly dedicated, platted and recorded in Deed Book P-12 at Page 49 and in Plat Book 2 at Page 52 among the records of the Fairfax County Circuit Court (now of record in Arlington County).

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Plat Book 2 at Page 52 (Fairfax County), Deed Book F-13 at Page 82 (Fairfax County), Deed Book P-12 at Page 49 (Fairfax County) and Deed Book X-12 at Page 206 (Fairfax County).

FAIRFAX COUNTY TIMES

AFFIDAVIT OF PUBLISHER

I, Marcia Patch, being duly sworn, deposes and says that the attached order of publication was published in the Fairfax County Times, a newspaper published in the County of Fairfax, State of Virginia on March 21, 2025, and that deponent is a duly authorized agent of the Publisher of said newspaper.

MP

Legal Advertising Department
Fairfax County Times

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Subscribed and sworn to me this, the 21st day of March, 2025, appeared Marcia Patch, Account Executive in the County of Fairfax, State of Virginia, to be the person whose name is subscribed to the foregoing affidavit, and acknowledged that she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:



TAI HOU LEE
NOTARY PUBLIC
REG. #7222826
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2028

Business & Services Directory

Contact Marcia Patch for all your Classified section needs • Phone: 703-904-1004 • Email: marcia@wspnet.com

**OFFER A SERVICE?
HAVE A BUSINESS
TO PROMOTE?
ADVERTISE HERE.
703-904-1004**



ELECTRICAL
• Metal Soffit • Fan and recessed lights
• Under Cabinet Lighting
• Garage Light Fixtures
NO JOB IS TOO SMALL!
Licensed & Insured • Work with all major credit cards
Edwin C. Colique - Master Electrician
703-698-0787

Classified

Contact Marcia Patch for all your Classified section needs • Phone: 703-904-1004 • Email: marcia@wspnet.com

Legal Notice

Legal Notice

Legal Notice

Legal Notice Help Wanted

Legal Notice

Legal Notice

Legal Notice

Legal Notice Help Wanted

(Full name(s) of owner(s): **WABC**
First Watch Restaurants Inc.

Trading as:
First Watch 1146
6650 Richmond Hwy
Alexandria, Fairfax County, VA 22306

The above establishment is applying to the **VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY** for a Restaurant or Caterer Application. Retailer of Wine, Beer, and Alcoholic Beverages, Caterer On and Off Premises license to sell or manufacture alcoholic beverages.

Lorento D'Agostino, Secretary

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of this first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011928 (03-21-25, 03-21-25)

(Full name(s) of owner(s): **WABC**
Sushi Hayo Inc.

Trading as:
Tony's NY PIZZA
9569 Braddock Rd
Fairfax, Fairfax County, VA 22032-2539

The above establishment is applying to the **VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY** for a Restaurant or Caterer Application. Retailer of Wine, Beer, and Alcoholic Beverages, Caterer On and Off Premises license to sell or manufacture alcoholic beverages.

Shangu Lin, Owner

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of this first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011954 (03-21-25, 03-28-25)

(Full name(s) of owner(s): **WABC**
TJ NVR Mortgage, L.P.

Trading as:
SUSHI HAYO
7395 Route 29, STE A
Falls Church, Fairfax County, VA 22042-1724

The above establishment is applying to the **VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY** for a Restaurant or Caterer Application. Retailer of Wine, Beer, Consumed On and Off Premises license to sell or manufacture alcoholic beverages.

Shangu Lin, Owner

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of this first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3011956 (03-21-25, 03-28-25)

LEGAL NOTICE

TJ NVR Mortgage, L.P. The Owner, Show Case and Second Amended Order for Service in Publication is served on the Plaintiff, **John W. Vantie**, by the Clerk of the Supreme Court of the State of New York, County of Onondaga, State of New York, and on the Plaintiff and his attorney, and on the Office of the Clerk of the County of Onondaga, State of New York. The Plaintiff, **John W. Vantie**, formerly managed by **Connor J. Barbato** ("Barbato"), and **Theodore Barlow** at 5415 Parkside Dr., Unit 100, Bronx, NY, 10467, case no. 613-20-220. Plaintiff seeks a court order discharging the NVR Mortgage, L.P. ("NVR") from why Plaintiff is entitled to receive from Plaintiff reasonable costs and attorney's fees in the making of this application in the amount of \$1,500.

John W. Vantie, Plaintiff, 5415 Parkside Dr., Bronx, NY 10467, case no. 613-20-220. Plaintiff seeks a court order discharging the NVR Mortgage, L.P. ("NVR") from why Plaintiff is entitled to receive from Plaintiff reasonable costs and attorney's fees in the making of this application in the amount of \$1,500.

John W. Vantie, Plaintiff, 5415 Parkside Dr., Bronx, NY 10467, case no. 613-20-220. Plaintiff seeks a court order discharging the NVR Mortgage, L.P. ("NVR") from why Plaintiff is entitled to receive from Plaintiff reasonable costs and attorney's fees in the making of this application in the amount of \$1,500.

John W. Vantie, Plaintiff, 5415 Parkside Dr., Bronx, NY 10467, case no. 613-20-220. Plaintiff seeks a court order discharging the NVR Mortgage, L.P. ("NVR") from why Plaintiff is entitled to receive from Plaintiff reasonable costs and attorney's fees in the making of this application in the amount of \$1,500.

TRUSTEE'S SALE OF 10.52% FOUNDERS BRIDGE LANE • MCLEAN, VA 22102
(Fairfax County, Virginia)

In execution of that certain Commercial Deed of Trust, Security Agreement, Execution and Assignment of Lease and Rights from 10.52% Founders Bridge LLC, Trustee, dated September 27, 2021, in the Clerk's Office, Circuit Court of Fairfax County, Virginia, at Deed Book 28001, Page 1064, default having been made in the payment of the indebtedness, the undersigned, as Trustee, will sell at public auction the property described below, located at 10.52% Founders Bridge Lane, McLean, VA 22102, on April 1, 2025, at 12:00 p.m. local time, the real estate with appraisals and other information concerning the property, including the Deed Book and Map Parcel No. 02014-09-0117 plus all rights, title and interest in the easements, water line and sewer line serving the aforesaid property and more particularly described in the aforesaid Deed of Trust to which reference is hereby made.

Sale shall be made subject to all existing superior liens, easements and restrictive covenants, if any, as the same may lawfully affect the real estate.

Terms of Sale: Cash Settlement within 21 days of sale.

A bidder's deposit of 10% of the Bid price may be required.

JENNIFER M. MCLEMORE
JOHN W. VANTIE
SUBSTITUTE TRUSTEES

For information contact:
Jennifer M. McLemore, Esquire • Williams Mullen
P.O. Box 3200 • Richmond, VA 23218-3200 • (804) 420-6330

John W. Vantie, Esquire • Williams Mullen
P.O. Box 1320 • Richmond, VA 23218-1320 • (804) 420-6314

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the Town Council of the Town of Herndon, Virginia will hold public hearings on Tuesday, April 8, and Tuesday, April 22, 2025 at 7:00 p.m. in the Herndon Council Chambers Building, located at 155 Lynn Street, Herndon, to receive public comment on the proposed Fiscal Year (FY) 2026 Budget.

The proposed FY 2026 budget as submitted to the Town Council is \$95,628,447. The budget includes the FY 2026 portion of the Capital Improvement Program (CIP). A brief synopsis of the proposed budget follows:

	FY 2025 Adopted	FY 2026 Proposed	Increase/ (Decrease)
General Fund	\$44,669,022	\$50,228,225	12.5%
Water and Sewer Fund	\$21,880,183	\$27,881,005	27.5%
Capital Projects Fund	\$25,000,000	\$35,040,627	37.6%
Gold Course Fund	\$3,831,488	\$5,112,528	33.4%
Stormwater Management Fund	\$1,518,924	\$1,261,831	-21.6%
Chestnut Grove Conservancy Fund	\$1,450,308	\$2,104,351	59.4%
Total Expenditures - All Funds	\$74,632,184	\$95,628,447	28.1%

As part of the budget adoption process, the Town of Herndon is considering the following tax and fee rates:

Category	FY 2025 Adopted	FY 2026 Proposed
Real Estate Tax	\$1.20 per \$100 of assessed value	\$1.27 per \$100 of assessed value
Menus Tax	3.75%	4.0%
Transient Occupancy Tax	5%	6%
Business, Professional & Occupations Tax (BPOT)	Retail Merchants \$0.13 Repair Services \$0.12	Retail Merchants \$0.17 Repair Services \$0.19
Solid Waste Fee (formerly Recycling Fee)	\$16 per quarter	\$21 per quarter

All other taxes and fees previously enacted and imposed by the town are proposed to be levied at the same rate, except as provided by other ordinances adopted by the town council in this budget cycle, or to make such levies at such rate as the town council may determine at such hearing.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions and may also submit comments to town.clerk@herndon-va.gov or by visiting www.herdon-va.gov/budget.

The full budget document is available for public inspection in the Town Manager's office located at 155 Lynn Street, Herndon, Virginia, during normal business hours (Monday - Friday, 8:00 a.m. - 5:00 p.m.) and on the town's website, www.herdon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities offered by the town. Please call (703) 435-6864 to arrange for any accommodation that may be necessary to allow for participation. Interpretation en Espanol est disponible en esta sección.

Amanda Morrow Kertz, Acting Town Clerk

Note to Publishers:

Publish on March 21/March 28, 2025

Courtesy copy published on April 4, 2025

Water Usage Charges:

The water usage charge shall be \$0.94 per 1,000 gallons, based on the consumption of water as measured by readings of the water meter serving the property.

Quarterly Water Charges:

A service charge per bill rendered shall be assessed for all metered water service as follows:

Meter Size (inches)	Charge
5/8	\$40.76 \$15.95
3/4	\$49.63 \$22.04
1	\$87.46 \$34.20
1 1/2	\$154.90 \$64.62
2	\$86.00 \$30.12
3	\$158.79 \$61.87
4	\$146.59 \$57.09
6	\$489.79 \$162.19

Quarterly Billing

Meter Size (inches) Charge

5/8 **\$16.34** \$21.24

3/4 **\$24.51** \$31.86

1 **\$40.89** \$23.06

1 1/2 **\$48.67** \$16.47

2 **\$86.65** \$169.84

3 **\$161.93** \$39.73

4 **\$248.93** \$30.83

5 **\$416.65** \$106.64

All water consumed during the peak usage period in excess of the average consumption of the preceding two winter quarter billing periods shall be charged an additional amount of **\$0.94** per 1,000 gallons. This peak usage period shall be applied in addition to the base water usage charge in subsection (a) above.

Sections 15-2122 and 15-2145, Code of Virginia (1950), as amended, grant to the town the legal authority for enactment of such proposed levy, fee or increase.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions and may also submit comments to town.clerk@herndon-va.gov or by visiting www.herdon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities offered by the town. Please call (703) 435-6864 to arrange for any accommodation that may be necessary to allow for participation. Interpretation en Espanol est disponible en esta sección.

Amanda Morrow Kertz, Acting Town Clerk

Note to Publishers:

Publish on March 21/March 28, 2025

Courtesy copy published on April 4, 2025

NOTICE OF DELINQUENT TAXES AND POSSIBLE JUDICIAL SALE OF REAL PROPERTY

On April 15, 2025, or as soon thereafter as may be required, action will be commenced under the authority of Virginia Code §15.1-246, or as set forth in proceedings to commence on or before April 15, 2025, for the purpose of recovering the taxes and interest due on the property of **C of F Falls Church deacons** in accordance with the laws of the Commonwealth of Virginia.

Virginia State and County Star
RPC No. 3211023
TACS No. 1007177
1001 Parklawn Dr., Falls Church, VA 22046
Lee B. Block, Esq.

Forster's Addition to West Falls Church

Property subject to delinquent real estate taxes will be referred to paying all accumulated taxes, penalties, interest, costs and expenses, and will be sold to the City of Falls Church and mailed to TACS at the address above. Inquiries regarding this should be directed to TACS by telephone to (703) 920-1070 or (804) 545-2500, or email to taxes@fallschurchva.gov.

Taxes Anthology Consulting Services, PC
P.O. Box 1000, Herndon, VA 22321-1000
Re: Falls Church RE Taxes



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA**

Vijay Suri and Anjana Suri
1001 Parker Street
Falls Church, Virginia 22046

**Re: City of Falls Church Delinquent Real Estate Taxes
RPC No. 52111020
Account No. 1402
TACS No. 1108077
Balance Due: \$91,674.23**

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has indicated that you have an ownership interest in the property.

Please take notice that pursuant to Virginia Code §58.1-3965, unless the account is paid in full within thirty days of the date of this Notice, the City of Falls Church will direct this firm to immediately file suit to sell the property. Payment may be remitted in the amount shown above, via check or money order made payable to the **City of Falls Church**, to the following address: **Taxing Authority Consulting Services PC, Attn: Litigation Department (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Virginia Code §58.1- 3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Please disregard this notice if these taxes have been paid in full or if you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to my office, in writing, the number of the bankruptcy case and the identification of the Court in which it is pending so as to enable us to code the account and avoid further correspondence to you. Should you require further information regarding this property or this matter, please do not hesitate to contact my office.

Sincerely,

John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA**

RESIDENT
1001 Parker Street
Falls Church, Virginia 22046

*Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.
RPC No. 52111020
Account No. 1402
TACS No. 1108077
Balance Due: \$91,674.23*

Dear Resident:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property. This notice is being sent as a precondition to filing suit to sell the property under Virginia Code §58.1-3965.

Please take notice that pursuant to Virginia Code §58.1-3965, unless the account is paid in full within thirty days of the date of this Notice, the City of Falls Church will direct this firm to immediately file suit to sell the property. Payment may be remitted in the amount shown above, via check or money order made payable to the **City of Falls Church**, to the following address: **Taxing Authority Consulting Services PC, Attn: Litigation Department (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Virginia Code §58.1-3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Please disregard this notice if these taxes have been paid in full or if you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to my office, in writing, the number of the bankruptcy case and the identification of the Court in which it is pending so as to enable us to code the account and avoid further correspondence to you. Should you require further information regarding this property or this matter, please do not hesitate to contact my office.

Sincerely,



John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025
NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA

Shore United Bank, NA
c/o Corporation Service Company, Registered Agent
100 Shockoe Slip, 2nd Floor
Richmond, Virginia 23219

Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.
RPC No. 52111020
TACS No. 1108077
Balance Due: \$91,674.23

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has revealed that Shore United Bank, NA may possess an interest in the property. Namely, the interest is related to a Deed of Trust to the benefit of Severn Savings Bank, FSB, dated May 10, 2001, in the amount of \$350,000 and recorded among the records of the Arlington County Circuit Court Clerk's Office in Deed Book 3144 at Page 377.

Please take notice that pursuant to Virginia Code §58.1-3965, the City of Falls Church has directed this firm to immediately file suit to sell the property. If you wish to redeem the property, please remit the amount shown above, via check or money order made payable to **City of Falls Church**, to the following address: **TACS, Attn: Litigation Dept. (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Please be sure to reference the TACS Account Number **1108077** on the payment to ensure proper credit. Virginia Code §58.1- 3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Sincerely,

John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA**

Shore United Bank, NA
c/o James E. Bitner, Trustee
Bitner & Bitner
2965 Chain Bridge Road
Oakton, Virginia 22124

**Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.
RPC No. 52111020
TACS No. 1108077
Balance Due: \$91,674.23**

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has revealed that Shore United Bank, NA may possess an interest in the property. Namely, the interest is related to a Deed of Trust to the benefit of Severn Savings Bank, FSB, dated May 10, 2001, in the amount of \$350,000 and recorded among the records of the Arlington County Circuit Court Clerk's Office in Deed Book 3144 at Page 377.

Please take notice that pursuant to Virginia Code §58.1-3965, the City of Falls Church has directed this firm to immediately file suit to sell the property. If you wish to redeem the property, please remit the amount shown above, via check or money order made payable to **City of Falls Church**, to the following address: **TACS, Attn: Litigation Dept. (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Please be sure to reference the TACS Account Number **1108077** on the payment to ensure proper credit. Virginia Code §58.1- 3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Sincerely,

John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025
NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA

Virginia Department of Taxation
c/o Flora L. Hezel, Esq.
Senior Assistant Attorney General
202 North Ninth Street
Richmond, Virginia 23219

RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.
TACS No. 1108077

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Virginia Department of Taxation possesses a lien against Vijay Suri, who has an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

John A. Rife, Esq.

JAR:ceb
Enclosure

March 7, 2025
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form
Page -2-

PROOF OF LIEN CLAIM FORM

Name of Lienholder: Virginia Department of Taxation

Name of Debtor: Vijay Suri

Date of Lien: April 12, 2011

Amount of Original Lien: \$13,595.40

Amount of Outstanding Principal and Interest: _____ Through Date: _____

Per Diem Interest: _____

Judgment Book/Page (Instrument Number): Judgment No. 497063

Recorded in Fairfax County Circuit Court

I, _____, of _____, hereby certify that the above-named party holds a lien against Vijay Suri, which is more particularly described above.

VIRGINIA DEPT OF TAXATION

By: _____ (SEAL)

Name: _____

Title: _____

Telephone: _____

Email: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was subscribed, sworn and acknowledged before me this the _____ day of _____, by _____.

Notary Public

My Commission Expires: _____

Please return to: Taxing Authority Consulting Services, PC
Attention: Litigation Department (ceb)
P.O. Box 31800
Henrico, Virginia 23294-1800
RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025
NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA

Ajay Nangia
c/o Shawn Whittaker, Esq.
Whittaker & Associates, PC
1401 Rockville Pike, Suite 510
Rockville, Maryland 20852

RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.
TACS No. 1108077

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Ajay Nangia possesses a judgment against Vijay Suri, who has an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

John A. Rife, Esq.

JAR:ceb
Enclosure

March 7, 2025
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form
Page -2-

PROOF OF LIEN CLAIM FORM

Name of Lienholder: Ajay Nangia

Name of Debtor: Vijay Suri

Date of Lien: March 23, 2013

Amount of Original Lien: \$35,586.20

Amount of Outstanding Principal and Interest: _____ Through Date: _____

Per Diem Interest: _____

Judgment Book/Page (Instrument Number): Judgment No. 532387

Recorded in Fairfax County Circuit Court

I, _____, of _____, hereby certify that the above-named party holds a lien against Vijay Suri, which is more particularly described above.

AJAY NANGIA

By: _____ (SEAL)

Name: _____

Title: _____

Telephone: _____

Email: _____

**COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____, to-wit:**

The foregoing instrument was subscribed, sworn and acknowledged before me this the _____ day of _____, by _____.

Notary Public

My Commission Expires: _____

Please return to: Taxing Authority Consulting Services, PC
Attention: Litigation Department (ceb)
P.O. Box 31800
Henrico, Virginia 23294-1800
RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA**

Flint Hill School
c/o Patrick McHonett, Registered Agent
3320 Jermantown Road
Oakton, Virginia 22124

**RE: *City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.*
TACS No. 1108077**

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Flint Hill School possesses a lien against Vijay Suri and Anjana Suri, who have an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

John A. Rife, Esq.

JAR:ceb
Enclosure

March 7, 2025
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form
Page -2-

PROOF OF LIEN CLAIM FORM

Name of Lienholder: Flint Hill School

Name of Debtor: Vijay Suri and Anjana Suri

Date of Lien: March 15, 2013

Amount of Original Lien: \$68,073.15

Amount of Outstanding Principal and Interest: _____ Through Date: _____

Per Diem Interest: _____

Judgment Book/Page (Instrument Number): Judgment Nos. 532985 (FFX) and 154591 (ARL)

Recorded in Fairfax County and Arlington County Circuit Courts

I, _____, of _____, hereby certify that the above-named party holds a lien against Vijay Suri and Anjana Suri, which is more particularly described above.

FLINT HILL SCHOOL

By: _____ (SEAL)

Name: _____

Title: _____

Telephone: _____

Email: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was subscribed, sworn and acknowledged before me this _____ day of _____, by _____.

Notary Public

My Commission Expires: _____

Please return to: Taxing Authority Consulting Services, PC
 Attention: Litigation Department (ceb)
 P.O. Box 31800
 Henrico, Virginia 23294-1800
 RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.
Attorneys At Law

March 7, 2025
NOTICE OF DELINQUENT TAXES
CITY OF FALLS CHURCH, VIRGINIA

Flint Hill School
c/o Timothy B. Hyland, Esq.
IFRAH, PLLC
1717 Pennsylvania Avenue, Suite 650
Washington, DC 20006

RE: *City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.*
TACS No. 1108077

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Flint Hill School possesses a lien against Vijay Suri and Anjana Suri, who have an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

John A. Rife, Esq.

JAR:ceb
Enclosure

March 7, 2025
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form
Page -2-

PROOF OF LIEN CLAIM FORM

Name of Lienholder: Flint Hill School

Name of Debtor: Vijay Suri and Anjana Suri

Date of Lien: March 15, 2013

Amount of Original Lien: \$68,073.15

Amount of Outstanding Principal and Interest: _____ Through Date: _____

Per Diem Interest: _____

Judgment Book/Page (Instrument Number): Judgment Nos. 532985 (FFX) and 154591 (ARL)

Recorded in Fairfax County and Arlington County Circuit Courts

I, _____, of _____, hereby certify that the above-named party holds a lien against Vijay Suri and Anjana Suri, which is more particularly described above.

FLINT HILL SCHOOL

By: _____ (SEAL)

Name: _____

Title: _____

Telephone: _____

Email: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was subscribed, sworn and acknowledged before me this _____ day of _____, by _____.

Notary Public

My Commission Expires: _____

Please return to: Taxing Authority Consulting Services, PC
Attention: Litigation Department (ceb)
P.O. Box 31800
Henrico, Virginia 23294-1800
RE: Vijay Suri, et al. (TACS No. **1108077**)